

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project - 4S The Aurrum
RERA-GRG-1572-2024
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	4S The Aurrum	
2.	Name of the promoter	M/s 4S Developers Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector-59 & 63A, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of the license holder	Sh. Rishi Aggarwal and Others	
7.	Status of project	New	
8.	Whether registration applied for whole	Phase (Total 2 Phases)	
	Phase no. (Applied)	1	
9.	Online application ID	RERA-GRG-1572-2024	
10.	License no.	225 of 2023 dated 30.10.2023.	valid up to 29.10.2028.
11.	Total licensed area	10.071875 acres	Area to be registered 5.4295 acres
12.	Projected completion date	OC - 31.10.2029 CC - 31.10.2030	
13.	QPR Compliances (if applicable)	N/A	
14.	4(2)(I)(D) Compliances (if applicable)	N/A	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	N/A	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Date of approval
			Validity upto
	i)	License Approval	225 of 2023 dated 30.10.2023
			29.10 2028 (7.434375 acres under migration from license no 92 of 2023 dated 21.04.2023)
	ii)	Zoning Approval Plan	Drg. No. DTCP 9760 dated 31.10.2023
	iii)	Building Approval plan	ZP-1954/PA(DK)/2024/13200 dated 29.04.2024.
			28.04.2029

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
 भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	iv)	Environmental Clearance	Not Submitted	
	v)	Airport clearance height	AAI/RHQ/NR/ATM/NOC/2024/191/710-13 dated 19.03.2024 & AAI/RHQ/NR/ATM/NOC/2024/194/722-25 dated 19.03.2024	17.03.2032
	vi)	Fire approval scheme	Not Submitted	
	vii)	Service plan and estimate approval	Applied on 28.05.2024	
20.	Fee Details			
	Registration Fee		48,319.378 * 125 * 10 = Rs 6,03,992/-	
	Processing Fee		48,319.378 * 10 = Rs 4,83,194/-	
	Late Fee		N/A	
	Total Fee		Rs 10,87,186/-	
21.	DD amount		Rs 2,75,000/- Rs 2,20,000/- Rs 6,12,186/-	
	DD no. and date		500202 dated 05.04.2024 500201 dated 05.04.2024 500246 dated 03.06.2024	
	Name of the bank issuing		ICICI Bank	
	Deficient amount		N/A	
22.	File Status		Date	
	File received on		12.04.2024	
	First notice Sent on		07.05.2024	
	1 st hearing on		13.05.2024	
	2 nd hearing on		27.05.2024	
	3 rd hearing on		10.06.2024	
	4 th hearing on		01.07.2024	
	5 th hearing on		15.07.2024	
23.	Case History:			
	<p>The Promoter M/s 4S Developers Pvt. Ltd. who is a collaborator applied for the registration of real estate group housing colony namely "4S The Aurrum" located at Sector- 59 & 63A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 69467 dated 12.04.2024 and RPIN-737. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-1572-2024. The project area for registration is 5.4295 acres but the licensed area i.e., 10.071875 acres granted under License no - 225 of 2023 dated 30.10.2023 which is valid upto 29.10.2028.</p> <p>The DTCP has granted license no. 225 of 2023 for the development of Group Housing Colony over an area admeasuring 10.071875 acres in Sector 56 & 63A, Gurugram (7.434375 acres under migration from license no 92 of 2023 dated 21.04.2023).</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/737 dated 07.05.2024 was issued to the promoter with an opportunity of being heard on 13.05.2024.</p> <p>On 13.05.2024, Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case. Sh. Charan Das (AR) is present on behalf of the promoter. The AR</p>			



of the promoter seeks one week time to rectify the deficiencies. The matter to come up on 27.05.2024. The land owner shall be present on the next date of hearing.

The promoter has submitted a reply on 21.05.2024 which was scrutinized and the status of the documents is mentioned below.

On 27.05.2024, Sh. Ashish Kush, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case. Sh. Charan Das (AR) is present on behalf of the promoter. The AR of the promoter seeks two weeks' time for rectification of remaining deficiencies. A ten days public notice for inviting objections be published in two newspapers (1 English and 1 Hindi), if any. The land owners shall be present on the next date of hearing. The matter to come up on 10.06.2024.

On 10.06.2024, Ms. Deepika, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case. Sh. Charan Dass (AR) and Sh. Ramesh Bisht (AR) are present on behalf of the promoter and states that deficit documents have been submitted on 07.06.2024 which be examined by the office. The AR to also submit the copy of public notice issued as the license for the group housing has been obtained after migration from earlier DDJAY scheme wherein no sale or advertisement was made. The clear no lien certificate for proof of non-encumbrance of the project land needs to be submitted. The matter to come up on 01.07.2024.

On 25.06.2024, the promoter informed the Authority about the public notice inviting objections regarding the no-sale in the earlier license 92 of 2023 dated 21.04.2023 which is migrated to the license no. 225 of 2023 dated 30.10.2023 for the project named "4S the Aurrum", Gurugram. The publication was made in the Hindi newspaper "Dainik bhaskar" on 07.06.2024 and in the English newspaper "The Pioneer" and "The Tribune on 07.06.2024.

On 01.07.2024, Ms. Deepika, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case. Sh. Charandas (AR), Sh. Ashish Verma (AR), Sh. Akash Sharma (AR) and Ms. Mallika Arjun Deo (AR) are present on behalf of the promoter. The AR seeks 2 weeks' time to remove the deficiencies including submission of unit sharing plan duly signed by the collaborator/land owner, clarity regarding access to the site and submission of BBA as prescribed under the Rules. The matter to come up on 15.07.2024 for rectification of above deficiencies.

<p>24. Present compliance status as on 15.07.2024 of deficient documents conveyed in last hearing dated 01.07.2024.</p>	<ol style="list-style-type: none">1. An affidavit regarding no advertisement, marketing, booking or sale etc. w.r.t the license no. 92 of 2023 dated 21.04.2023. Status: Submitted2. Fee cannot be calculated as the building plans are not submitted and will be calculated after the submission of the building plans and if the fee comes out deficit than the same shall be payable. Status: The fee is calculated and the calculation is mentioned above. The deficit fee comes out to Rs 6,12,186/- Status: Submitted vide DD no. 500256 dated 03.06.2024.3. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted.4. Online DPI needs to be corrected Status: Not Submitted5. The approved building plans are not attached in the application to ascertain the approval of phasing by the competent authority, and you had applied for registration of project in phases. The same needs to be clarified
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	<p>Status: Clarified. Phasing letter submitted</p> <p>6. Building plan approval (BR-III) along with the approved drawings need to be submitted. Status: Submitted. Approved vide no. ZP-1954/PA(DK)/2024/13200 dated 29.04.2024.</p> <p>7. Area of landowner needs to be demarcated and list of units needs to be submitted. Status: The unit sharing table duly signed by collaborator and license holder has been submitted.</p> <p>8. Environment Clearance needs to be submitted. Status: Not Submitted, applied on 23.01.2024</p> <p>9. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not Submitted, applied on 29.05.2024</p> <p>10. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not Submitted, applied on 28.05.2024</p> <p>11. Approval NOCs from various agencies for connecting external services like road needs to be submitted. Status: The promoter stated that the license has been granted based on the existing approach from the current revenue road and the existing 24-meter road. Further, they have submitted a clarification regarding this, and the approachable roads to the site are marked on the layout plan along with the existing approach roads</p> <p>12. Mutation, Jamabandi and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted</p> <p>13. Land Title Search report needs to be submitted. Status: Submitted</p> <p>14. Layout plan superimposed on the demarcation plan needs to be submitted. Status: Submitted</p> <p>15. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Submitted</p> <p>16. Draft Application form needs to be revised Status: Submitted</p> <p>17. Draft Allotment letter needs to be revised Status: Submitted</p> <p>18. Draft Builder Buyer Agreement needs to be revised. Status: Submitted</p> <p>19. Draft Conveyance Deed needs to be submitted. Status: Submitted</p> <p>20. Draft Brochure needs to be submitted.</p>
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भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



		<p>Status: Submitted</p> <p>21. Pert Chart needs to be submitted. Status: Submitted</p> <p>22. Mining permission needs to be submitted. Status: Affidavit submitted by the promoter stating that we will obtain mining permit at the time of commencement of mining work.</p> <p>23. Cost of land as per sale deed is 11121.96 lakh whereas per DPI 6342.80 lakh. Cost of the land needs to be clarified according to the area applied for the registration Status: Submitted</p> <p>24. Project report needs to be submitted. Status: Submitted</p> <p>25. Charge form CHG-1 need to be submitted. Status: Submitted</p> <p>26. CA Certificate for expenditure incurred till date and to be incurred needs to be submitted. Status: Submitted</p> <p>27. As per REP I estimate cost of the project is 69342.43 lakhs and as per DPI project cost is 69113.32 lakhs. Clarification required about project cost. Status: Submitted</p> <p>28. Land is encumbered. NOC from the lender needs to be submitted. Status: Not Submitted</p> <p>29. Bank undertaking needs to be revised as Employee ID is not mentioned in Bank undertaking. Status: Submitted</p> <p>30. Challan copy of paid IDC, EDC needs to be submitted. Status: Submitted.</p> <p>31. CA certificate for Net worth of promoter needs to be submitted. Status: Submitted</p> <p>32. Quarterly schedule of estimated expenditure needs to be submitted. Status: Submitted</p> <p>33. Quarterly schedule of estimated sources needs to be submitted. Status: Submitted</p> <p>34. Quarterly schedule of Net cash flow statement needs to be submitted. Status: Submitted</p>
25.	Remarks	<p>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. Environment Clearance needs to be submitted.</p> <p>4. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted.</p>



5. Approved Service plan and estimates needs to be submitted. If applied, then copy of the same needs to be submitted.

Recommendation: The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 has been submitted and found to be in order except the online A-H form & Online DPI. Whereas, for Environment clearance, Fire scheme approval and approved service plan and estimates the promoter will submit BG/ DD/ Cheque amounting Rs. 25 lacs each as a security to submit the approval within three months.

Ashish

Ashish Dubey

Chartered Accountant

Deepika

Deepika

Planning Executive

Day and Date of hearing

Monday and 15.07.2024.

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 15.07.2024,

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Charan Das (AR), Sh. Narayan Bhadana (AR), and Sh. Raj Kumar Singh (AR) are present on behalf of the promoter and the License holders Sh. Mahesh Aggarwal and Sh. Rishi Aggarwal are also present.

The AR clarifies that the site is having access from 24 mtr wide road and the list of share of units between the collaborator and the developer has been signed by both and submitted in the registry along with corrected format of BBA. The AR seeks three months' time for submission of EC clearance, fire NOC and service plan estimates which have already been submitted to the concerned authority and their approval is awaited.

Approved as proposed subject to submission of BG/DD of Rs. 25 lakh each for the submission of above clearance within three months.

Sanjeev
(Sanjeev Kumar Arora)
Member, HARERA

Vijay
(Vijay Kumar Goyal)
Member, HARERA

Arun
(Arun Kumar)
Chairman, HARERA